



The City of Carlsbad Growth Management Program
DEVELOPMENT MONITORING REPORT

SEPTEMBER 2007

Residential Activity – The number of homes permitted in Carlsbad jumped for the month of September with a total of 74 permits being issued.

In the southwest quadrant, 66 permits were issued for residential units as part of the live/work units within the Bluwater Crossing development located on Embarcadero Lane. One permit was also issued for a single family residence located in Emerald Point.

In the southeast quadrant, six permits were issued for single family homes as part of the San Vincenzo neighborhood located in the Villages of La Costa Ridge. One permit was issued for a single family home located at 7626 Aldea Place which is also in the southeast quadrant.

Non-residential Activity – Carlsbad issued 15 permits for new reportable non-residential space for a total of 267,329 square feet in September. The non-residential space includes 162,368 square feet of commercial space as part of the live/work units within the Bluwater Crossing development located on Embarcadero Lane. A permit was also issued for 15,821 square feet of commercial space for six buildings located at Alga Norte Park on Alicante Road. The other permits issued include 48,485 square feet of commercial space for Toyota Carlsbad located at 6020 Avenida Encinas and 40,655 square feet of industrial space for the Fenton Research Center located at 2176 Salk Avenue.

For information on a free subscription to this report and several other city documents and notices, visit the City's home page at www.ci.carlsbad.ca.us.

A handwritten signature in black ink that reads "Michele Masterson". The signature is fluid and cursive, with the first name "Michele" and last name "Masterson" clearly distinguishable.

MICHELE MASTERSON
Senior Management Analyst

MM:bd

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Development Activity Summary, By Zone
Fiscal Year Summary by Zone
As of September 30, 2007 (3 months)

Residential	
Zone	Dwelling Units
1	5
2	
3	
5(NE)	
5(NW)	
6	1
7	
8	
9	
10	3
11	6
12	
13	
17	
18	
19	
20	1
21	
22	66
23	
Total	82

Non-residential		
Zone	Square Feet Permitted	
	Commercial	Industrial
1		
2		
3	48,485	
5(NE)		
5(NW)		40,655
5(SW)		
6		
7		
8		
9		
10	15,821	
11	6,200	
12		
13	63,668	
17	160,909	77,445
18		
19		
20		
21		
22	162,368	
23		
Subtotal	457,451	118,100
Total	575,551	

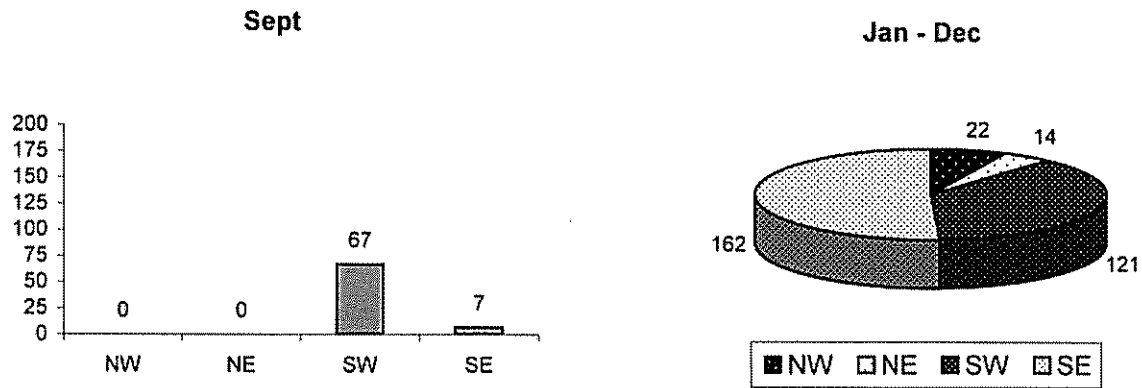
Calendar Year Summary by Zone
As of September 30, 2007 (9 months)

Residential	
Zone	Dwelling Units
1	22
2	1
3(NW)	0
6(SE)	2
7	13
8	0
9	0
10	85
11	69
12	0
15	0
17	6
18	0
19	1
20	2
21	0
22	66
23	52
Total	319

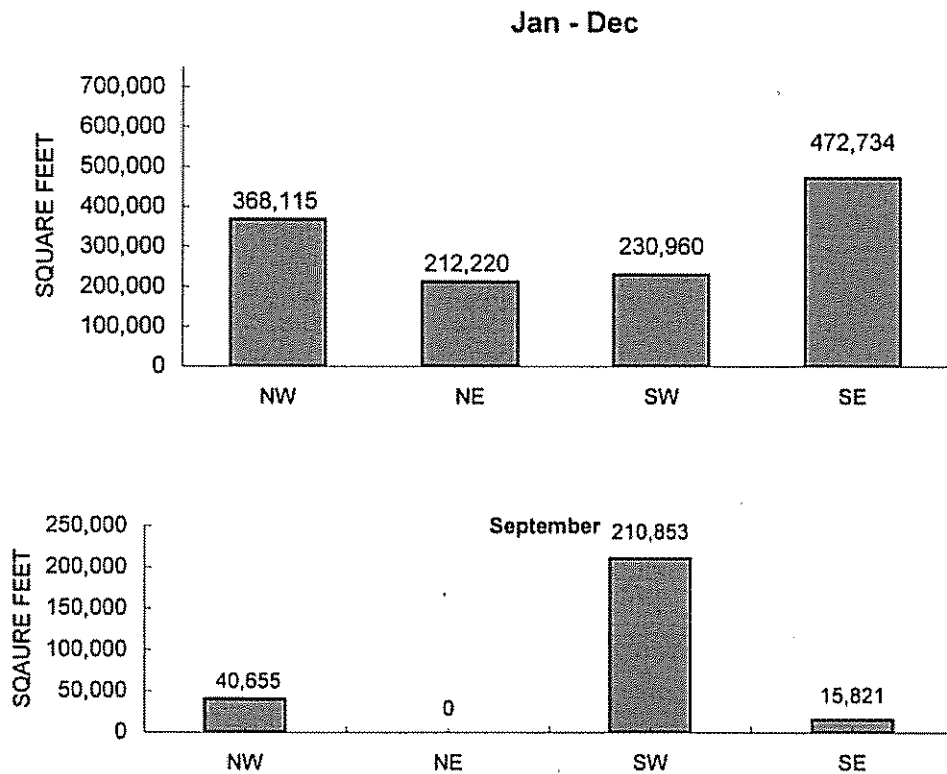
Non-residential		
Zone	Square Feet Permitted	
	Commercial	Industrial
1	23,475	0
2	0	0
3(NW)	68,592	0
5(NW)	58,050	54,474
5(NE)	0	0
5(SW)	0	0
6 (SE)	55,855	0
8	0	0
9	0	0
10	15,821	0
11	6,200	0
12	0	0
13	290,166	0
17	160,909	233,949
18	0	154,170
19	0	0
20	0	0
21	0	0
22	162,368	0
23	0	0
Subtotal	841,436	442,593
Total	1,284,029	

Activity By Quadrant, CY 2007

Dwelling Units Permitted



Commercial and Industrial Space Permitted

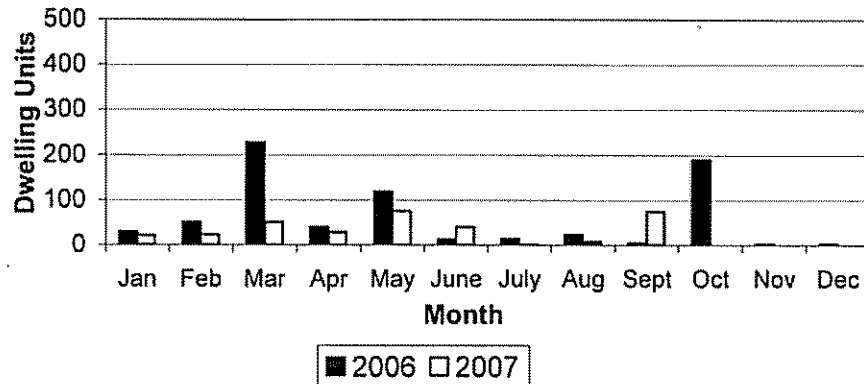


Activity Comparison, CY 06 vs. 07

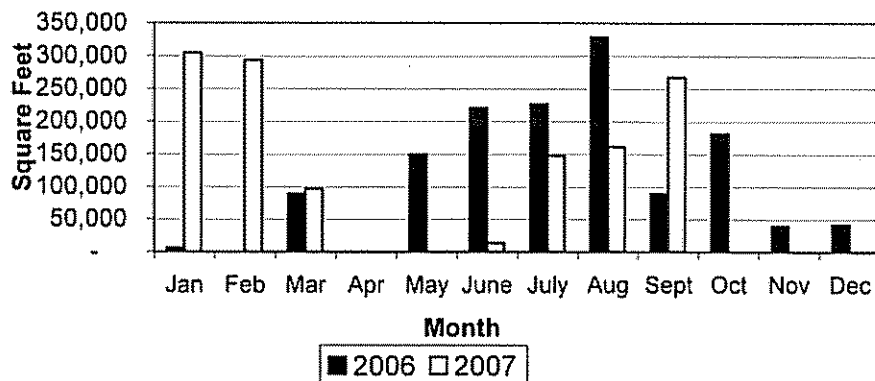
Dwelling Units Permitted		
Month	2006	2007
Jan	29	21
Feb	51	23
Mar	227	50
Apr	40	28
May	119	75
June	12	40
July	14	1
Aug	23	7
Sept	5	74
Oct	189	
Nov	2	
Dec	2	
TOTALS	713	319

Industrial and Commercial Square Feet Permitted		
Month	2006	2007
Jan	5,990	304,655
Feb	-	293,475
Mar	89,235	96,529
Apr	-	-
May	149,560	-
June	220,530	13,819
July	226,693	147,313
Aug	328,483	160,909
Sept	89,000	267,329
Oct	181,662	
Nov	40,135	
Dec	41,850	
TOTALS	1,373,138	1,284,029

**Dwelling Units Permitted
2006 vs. 2007**



**Industrial and Commercial
Square Feet Permitted
2006 vs. 2007**

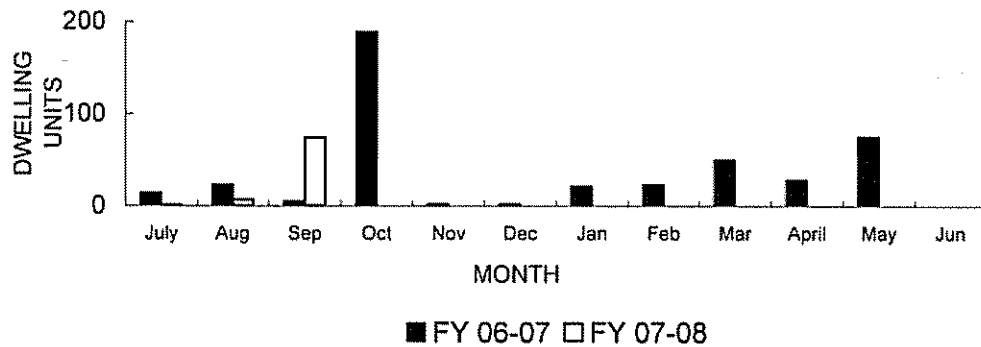


Activity Comparison, FY 06 - 07 vs. FY 07 - 08

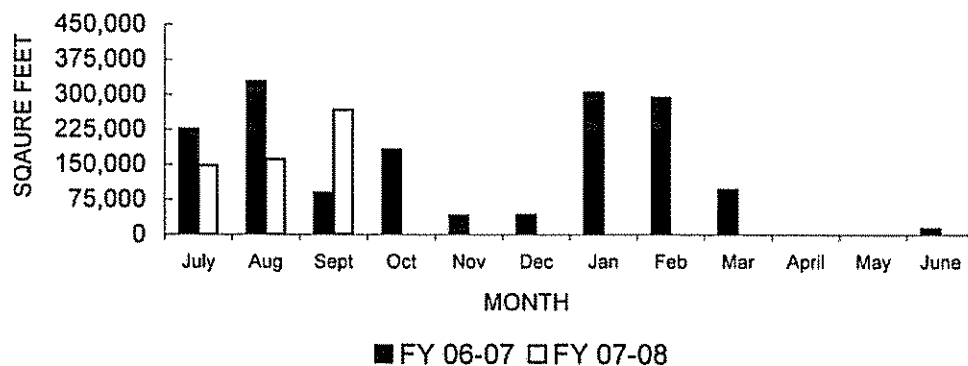
Dwelling Units Permitted		
Month	FY 06-07	FY 07-08
July	14	1
Aug	23	7
Sep	5	74
Oct	189	
Nov	2	
Dec	2	
Jan	21	
Feb	23	
Mar	50	
April	28	
May	75	
June	40	
TOTALS	472	82

Industrial and Commercial Square Feet Permitted		
Month	FY 06-07	FY 07-08
July	226,693	147,313
Aug	328,483	160,909
Sept	89,000	267,329
Oct	181,662	
Nov	40,135	
Dec	41,850	
Jan	304,655	
Feb	293,475	
Mar	96,529	
April	0	
May	0	
June	13,819	
TOTALS	1,616,301	575,551

DWELLING UNITS PERMITTED



INDUSTRIAL AND COMMERCIAL SPACE PERMITTED



**Summary of Residential Building Permit Activity
As of September 30, 2007**

Month	Facilities Zone	Dwelling Units	Project
Jan-07	1	1	Refold Residence, 2475 Garfield St
	1	1	175 Sequoia Av, spec house
	1	3	MS 05-32, Lugano Shores Investments, Tamarack Beach Lofts
	1	1	Viney Residence, 2796 James Dr
	10	3	CT 04-16, Davidson Homes, Villages of La Costa Greens
	11	11	CT 04-03, Shea Homes, Messina @ La Costa Ridge
	20	1	CT 02-07, Saddleview LLC, Emerald Pointe
		21	
Feb-07	10	13	CT 04-09, Warmington Homes, Trieste Place
	11	6	CT 04-04, KB Homes, Dolcetto at La Costa Ridge
	17	4	CT 02-19, Barratt American Inc., Magnolia Estates
		23	
Mar-07	1	1	1330 Cynthia Lane, 805 Square Foot Garage
	7	13	CT 01-06, McMillin Homes, Ravinia
	10	11	CT 04-03, Warmington Homes, Fiori at La Costa Ridge
	10	12	CT 02-24, John Lang Homes, Isla Vista at La Costa Greens
	11	13	CT 04-02, Pulte Homes, San Vincenzo at La Costa Ridge
		50	
Apr-07	1	2	3663 Adams St #100, spec house with second dwelling unit
	1	1	3546 Highland Dr, 1023 sq. ft. garage
	3	1	Campbell Residence, 5003 Tierra Del Oro St
	19	1	Javaheri Residence, 7136 Aviara Dr
	23	23	SDP 98-01, La Costa Glen Apartment Units
		28	
May-07	1	1	Steward Residence, 4485 Adams St
	1	1	Berger Residence, 3340 Highland Dr
	6	1	Baihaghy Residence, 7343 El Fuerte St
	10	16	CT 02-24, John Lang Homes, Cordelane at La Costa Greens
	10	14	CT 04-09, Warmington Homes, Trieste Place
	10	9	CT 04-16, Davidson Homes, Villages of La Costa Greens
	10	4	CT 02-24, John Lang Homes, Isla Vista at La Costa Greens
	23	29	SDP 98-01, Continuing Life Communities, La Costa Glen
		75	
Jun-07	1	1	Brown Residence, 3551 Highland Dr
	1	2	3319 James Dr, single family residence with second dwelling unit
	1	1	3235 Sandy Pl, 638 sq. ft. second dwelling unit
	2	1	4370 Tuolumne Pl, 640 sq. ft. second dwelling unit
	11	12	CT 04-03, Warmington Homes, Fiori at La Costa Ridge
	11	4	CT 04-04, KB Homes, Dolcetto at La Costa Ridge
	11	7	CT 04-02, Pulte Homes, San Vincenzo at La Costa Ridge
	11	10	CT 04-03, Shea Homes, Messina at La Costa Ridge
	17	2	CT 02-19, Barratt American, Magnolia Estates
		40	
Jul-07	1	1	Jackam Residence, 1560 Sandalwood Ln, second dwelling unit
		1	
Aug-07	1	1	Donald Residence, 2497 Ocean St
	1	1	Mlakar Second Dwelling Unit, 3886 Westhaven Dr
	1	1	Champion Residence, 3961 Garfield St
	1	1	Mamaril Residence, 3147 Madison St
	10	3	CT 04-15, K Hovnanian, Cambria at La Costa Greens
		7	

**Summary of Residential Building Permit Activity
As of September 30, 2007**

Month	Facilities Zone	Dwelling Units	Project
Sep-07	6	1	Rihan Residence, 7626 Aldea Pl
	11	6	CT 04-02, Pulte Homes, San Vincenzo at La Costa Ridge
	20	1	CT 02-07, Saddleview LLC, Emerald Pointe
	22	66	CT 04-11, MVE Studio Inc., Bluwater Crossing
		74	
		82	Total for Fiscal Year 2007-08 to date (3 months)
		319	Total for Calendar Year 2007 to date (8 months)
Notes: These figures are based upon <i>issuance</i> of building permits. They do not include additions, remodels, or replacements of either demolished units or units lost to fire. When a "second dwelling unit" is built as an integral part of a new main dwelling unit, two units are counted. "Custom home" indicates a unit for which no discretionary permit (other than a coastal development permit in the coastal zone) was required.			

Summary of Non-Residential Permit Activity
As of September 30, 2007

Month	Facilities Zone	Commercial (Sq. Ft.)	Industrial (Sq. Ft.)	Project
Jan-07	3 5 13	20,107 58,050 226,498		Surgery Center, 6121 Paseo Del Norte Mammoth Professional Offices, 2888 Loker Av East CT 03-02, Carlsbad Ranch Resort, Lot 11 Building
		304,655		
Feb-07	6 17 18	55,855	83,450 154,170	CT 03-01, La Costa Resort & Spa, Building #4 PIP 05-24, The Towers, Buildings G-N CT 99-06, Palomar Forum Buildings A, B, G, H, I
		55,855	237,620	
Mar-07	1 17	23,475	73,054	CT 05-19, Carlsbad Medical Village, Buildings A, B, C, D, E PIP 05-24, The Towers, Buildings O, P, Q, R
		23,475	73,054	
Apr-07		No reportable, non-residential permits were issued in April		
May-07		No reportable, non-residential permits were issued in May		
Jun-07	5 5		5,472 8,347	Magellan Aviation, Building E, 2002 Palomar Airport Rd Magellan Aviation, Building I, 2018 Palomar Airport Rd
			13,819	
Jul-07	11 13 17 17 17 17 17 17 17	6,200 63,668	8,764 6,170 8,764 7,175 7,175 21,149 11,080 7,168	Carlsbad Fire Station No. 6, 7201 Rancho Santa Fe Rd CT 03-03, Carlsbad Ranch Resort Hotel Bressi Ranch - 2700 Gateway Rd Bressi Ranch - 2702 Gateway Rd Bressi Ranch - 2704 Gateway Rd Bressi Ranch - 2706 Gateway Rd Bressi Ranch - 2708 Gateway Rd Bressi Ranch - 2710 & 2712 Gateway Rd Bressi Ranch - 2716 Gateway Rd Bressi Ranch - 2718 Gateway Rd
		69,868	77,445	
Aug-07	17	160,909		Bressi Ranch Self Storage - 2500 Campbell Pl
		160,909		
Sep-07	3 5 10 22	48,485 15,821 162,368	40,655	Toyota Carlsbad, 6020 Avenida Encinas Fenton Research Center, 2176 Salk Av Alga Norte Park, 6565 Alicante Rd CT 04-11, Embarcadero Lane, Bluwater Crossing
		226,674	40,655	
		457,451	118,100 575,551	Total for Fiscal Year 2007-08 to date (3 months) Combined Commercial and Industrial
		841,436	442,593 1,284,029	Total for Calendar Year 2007 to date (8 months) Combined Commercial and Industrial

Note: These figures are based upon issuance of building permits. They do not include remodels, minor additions, tenant improvements, or replacement of demolished buildings.

Excess Dwelling Unit Bank Summary

October 1, 2007

Bank balance of
5,985 reduced to
2,800

City Council Action
12/17/2002

Citywide Excess
Dwelling Unit Bank
Balance is 2,971 as of
10/01/2007

NORTHWEST

Excess Dwelling Units
Deposited = 46
Withdrawn = 88
Since 01/01/2003

SOUTHWEST

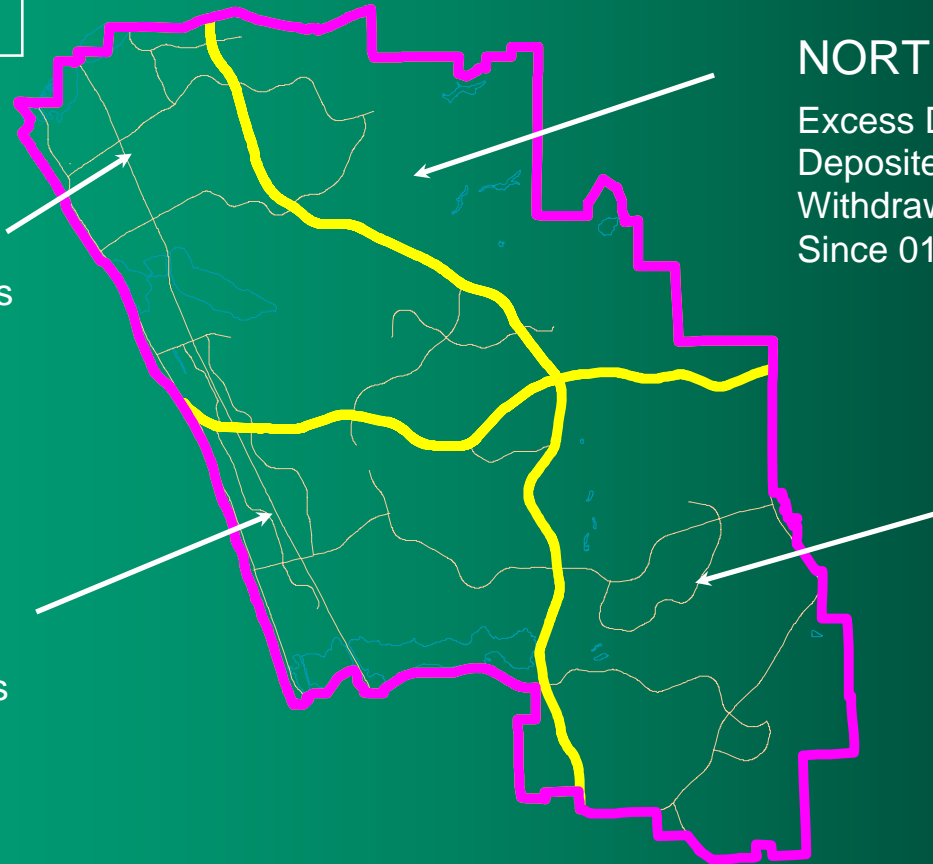
Excess Dwelling Units
Deposited = 37
Withdrawn = 54
Since 01/01/2003

NORTHEAST

Excess Dwelling Units
Deposited = 374
Withdrawn = 177
Since 01/01/2003

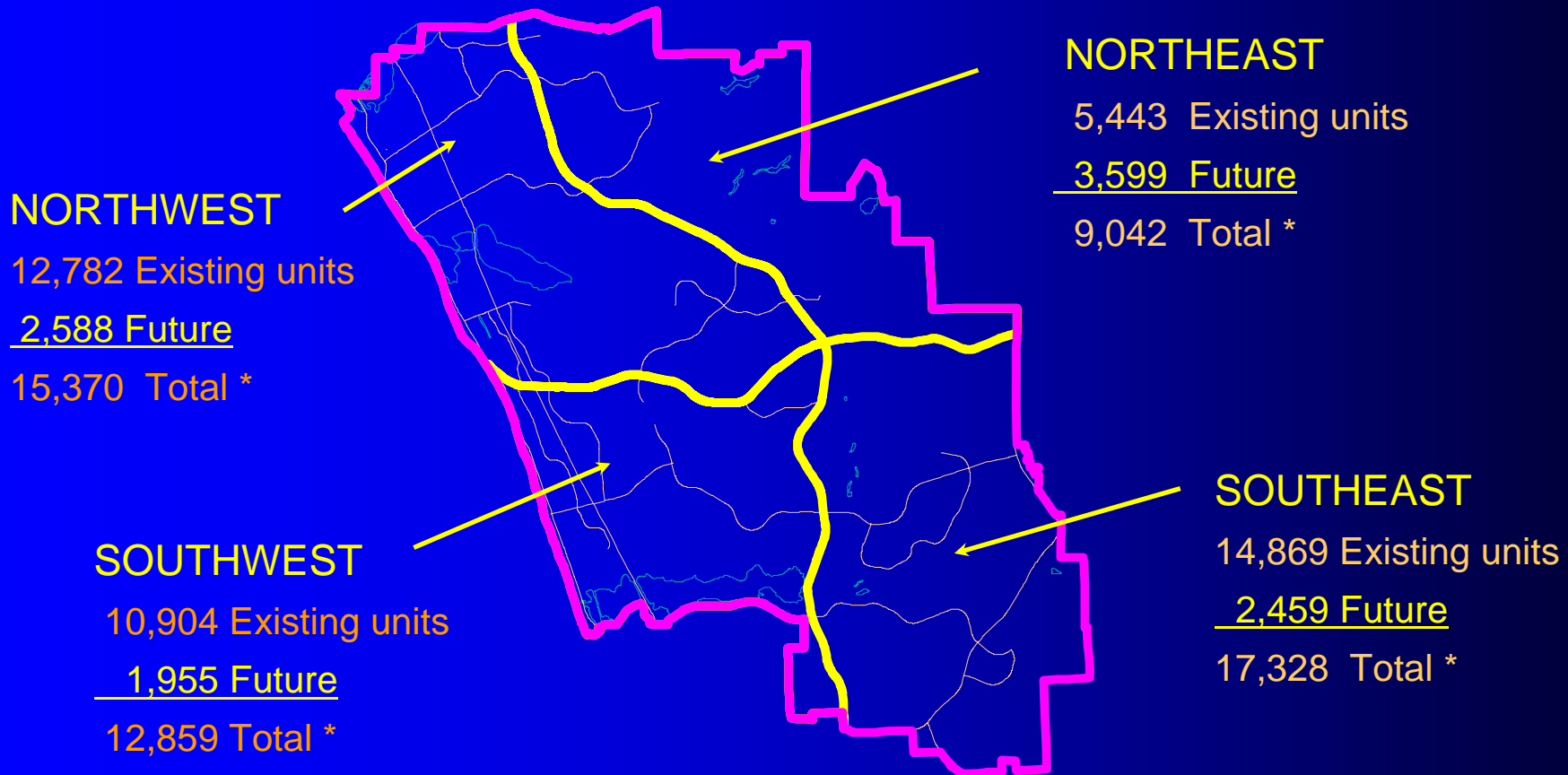
SOUTHEAST

Excess Dwelling Units
Deposited = 45
Withdrawn = 12
Since 01/01/2003



Quadrant Dwelling Unit Report

October 1, 2007



* Based on Proposition 'E' Caps added to the existing units in 1986